

BARNEY E. SAMPSON, ET UX,)
Grantors)
TO) WARRANTY DEED
JOHN W. MAGEE, JR., ET UX,)
Grantees)
-----)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, BARNEY E. SAMPSON and wife, NELL R. D. SAMPSON, do hereby grant, bargain, sell, convey, and warrant to JOHN W. MAGEE, JR., and wife, DEBORAH J. D. MAGEE, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain property lying and being situated in DeSoto County, Mississippi, and described as follows:

Lot 486 in Section D of Buena Vista Lakes Subdivision as shown on plat appearing of record in Plat Book 5, Pages 40-43, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said lot being situated in Section 13, Township 4, Range 8 West, DeSoto County, Mississippi.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; taxes for the year 1984 are not yet due or payable, but constitute a lien which relates back to January 1, 1984; restrictive covenants and limitations as shown on plat of said subdivision of record in Plat Book 5, Pages 40-43; subject to the covenants, limitations, and restrictions which run with the land in the same manner and for the same time as the restrictions of said recorded plat of said subdivision and as are fully set forth in deed conveying said property of record in Deed Book 74, Page 466, of the land records of DeSoto County, Mississippi; subject to rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded servitudes or easements, any matters not of record, including lack of access, which would be disclosed by an accurate survey and inspection of the property,

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and easements or other uses of subject property not visible from the surface.

Grantors do further hereby convey to Grantees, and do hereby warrant title to, all drapes and curtains, the Buck Stove fireplace insert, and the kitchen range.

As part of the consideration herein, Grantees shall this day and date execute a purchase money Deed of Trust in favor of Grantors herein, said Deed of Trust to be secured by the above described and conveyed property. Release and satisfaction of record of said purchase money Deed of Trust shall act to release and satisfy any vendor's lien which may be implied herein.

Possession is given on or before thirty (30) days from the date of this instrument.

Witness our signatures, this the 13th day of June, 1984.

Barney E. Sampson
BARNEY E. SAMPSON
Nell R. D. Sampson
NELL R. D. SAMPSON

Mr. and Mrs. Barney E. Sampson
6714 Lake Forest Drive
Walls, Mississippi 38680

Mr. and Mrs. John W. Magee, Jr.
8843 Howling Fox
Hernando, Mississippi 38632

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, the within named BARNEY E. SAMPSON and wife, NELL R. D. SAMPSON, who acknowledged that they signed and delivered the above and foregoing Warranty Deed as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 13th day of June, 1984.

Jeanette B. Martin
NOTARY PUBLIC - Circuit Court Clerk

MY COMMISSION EXPIRES:

1-4-88

Filed @ 9:20 A.M. June 14, 1984
Recorded in Book 177 Page 465
H. G. Ferguson, Clerk